

LEGAL PARCEL DETERMINATION  
IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.  
(Zoning is not evaluated in the following)

Is the parcel proposed for division:

- 1.) A lot of a subdivision or parcel map?
- 2.) A parcel authorized for creation by a parcel map waiver?
- 3.) A parcel authorized for creation by a completed property line adjustment?
- 4.) A parcel for which a certificate of compliance has been recorded?

1 is determined by reviewing the deed submitted with the application or by reviewing the assessors map for the subject property.

2, 3 and 4 require review of the application indexes associated with the subject property. The LIS "P" button will identify all applications filed after 1983. The 1970 assessors books (blue bound set located at the Zoning Counter) is the index for applications submitted between 1972 and 1983. A review of the application file or microfilm is required

If the answer to the above is yes, then the parcel is legal.

If the answer is no then, continue to the next process.

➔ Parcels created prior to March 4, 1972 are presumed to be legal parcels.

The 1972 equalized assessment roll (black bound set) is used to make this determination. The current assessors map is compared to the 1972 assessors maps.

If the current parcel disagrees with the 1972 parcel, the parcel may be illegal.

To determine that the parcel is legal, deeds need to be submitted to establish the following:

- 1.) The parcel was created prior to March 4, 1972.
- 2.) The parcel is 40 acres or larger in size and was created prior to January 1, 1975.

- 3.) The parcel resulted from a property line adjustment prior to January 1, 1977.
- 4.) The parcel was created by a partition action prior to March 24, 1982.
- 5.) The parcel was created by gift deed prior to July 28, 1988.

If the current parcel agrees with the 1972 parcel, the parcel may be illegal.

The ownership roll for the subject parcel and all contiguous parcels must be checked.

If the owner of the subject property in 1972 did not own any contiguous assessors parcels, the parcel is legal.

If the owner of the subject property in 1972 owned any contiguous assessors parcels, a deed dated prior to March 4, 1972 is required that describes the subject property only. By elimination, deeds describing only the contiguous parcels could be provided.